



MLS # **98943786**  
Class **Land**  
Type **Commercial**  
Area **Jerome - 2030**  
Address **TBD Bob Barton Rd**  
City **Jerome**  
Zip **83338**

Asking Price **\$2,795,000**  
Status **New**  
Land Size **1 Acre - 4.99 Acres**  
# Acres **4.990**  
Lot Size **X**  
Price/Acre **\$560,120.24**



**For Sale**

#### REMARKS

Great location on the Southwest corner of Exit 168(South Lincoln) on I-84. This parcel is located just south of the soon to be South Lincoln Roundabout over I-84. 4.99 acres zoned commercial with incredible visibility from I-84 and Bob Barton Rd. Lots of flexibility with 2 access points for ingress and egress. Power and City Water & Sewer are nearby on the corner of the adjacent property (Gas Station). Lots of major retailers within 1 mile of subject property. Huge expansion at Exit 168 makes this one of the most sought out retail areas in Magic Valley with high traffic counts and unbeatable visibility. Ideal location for hotel, restaurants, medical facilities, trucking service center, tire centers storage facility and more.

#### AGENT REMARKS

property taxes TBD

Agent Hit **30** Client Hit Count: **0**

#### GENERAL

**Confidential: This view may only be distributed to IMLS members. Any violation subject to a \$500 fine.**

Listing Date	<b>4/21/2025</b>	List Agent -	<b>Walt Hess - Cell: 208-410-2525</b>	/ Fax: <b>208-737-3941</b>
Expiration Date	<b>4/18/2026</b>	List Office -	<b>Gem State Realty Inc - Main: 208-734-0400</b>	/ Fax: <b>208-733-6112</b>
DOM / CDOM	<b>1 / 1</b>	Co-List Agent		
Cable TV?		Owner/Main/Alt.		/
Cov & Restrict?		Agent Email	<b>WaltHess@GemStateRealty.com</b>	
Curb & Gutter?		Seller Concession:		Short Sale Rate
Flood Ins Req?	<b>No</b>	Selling Agt to Prsnt?	<b>No</b>	Listing Service <b>Full Service</b>
Improv. Dist?	<b>No</b>	Original Price	<b>\$2,795,000</b>	Zoning <b>commercial</b>
Irrigation?		County	<b>Jerome</b>	Property Included
Irrigation Dist?		School District		
Irrig Dist Name		Grade School		
MH Allowed?	<b>No</b>	Jr High		
Foundation Req?		Sr High		
Paved Street?		Electric	<b>Other</b>	Property Excluded
Phone Lines?		Fenced		
Sidewalks?		Gas	<b>None</b>	
Survey Avail?		Land Use	<b>Commercial, Office, Commercial, Retail</b>	
View?	<b>Yes</b>	Site Features		
Waterfront?		Subdivision	<b>0 Not Applic.</b>	
Wtr Shrs Avail?		Cross Street		
Water Deliv?		Type of Ownership	<b>Fee Simple</b>	/ Date of Ownership
Mineral Rights?		Virtual Tour		
Directions	<b>Southwest corner of I-84 Exit 168 in Jerome. Just west of Maverik Gas Station</b>			
Legal	<b>See legal in docs</b>			

#### FEATURES

**Printed/Emailed By: 10170**

**Walt Hess**

DOCS ON FILE	<b>Other</b>
IRRIGATION TYPE	
LIST CLASS	<b>Exclusive Right to Sell</b>
ROAD/STREET	
SHOWING	<b>Drive By (Land Only)</b>
TERMS	<b>Cash, Other</b>
TOPOGRAPHY	<b>Road Frontage</b>
WASTE DISPOSAL SYSTEM	<b>Sewer-Proposed</b>
WATER	<b>Other</b>
GREEN BUILDING CERT.	

#### FINANCIALS

Financing Remarks  
Assoc Setup/Trnsfr **\$**  
Association Fees **\$**  
Tax Year **24**  
Taxes **\$2,542.34**  
Parcel **RPJ1140001009AA** Addt'l Parcel

#### SOLD INFORMATION

REO/Bank Owned?	<b>No</b>	Closing Date	Pending Date
In Foreclosure?	<b>No</b>	Sold Price	Sold Price/Acre
Short Sale?	<b>No</b>	How Sold	
Auction?	<b>No</b>	Close Contrib.	/

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